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Accredited Land Brokers

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501
918-426-6006 or Toll Free 844-ALB-LAND

Tannehill Ranch 80-jc

\$200,000.00



This highly productive tract of improved grassland is geared toward maximum production per acre. The grasses are a blend of Bermuda, Fescue, Little Bluestem and other Native Varieties. Two large ponds provide more than plenty of water and would allow for cross-fencing as many as 8 traps. Utilities are as close as the County Road if you are looking to add improvements and the town of McAlester is only 10 minutes away. An offering this clean and productive within a few minutes of town doesn't come along very often so don't let this one get away!

Property Highlights

Price Per Acre: 2,500.00

Acreage: 80 Acres

Location: 95 mi. S. of Tulsa,
175 mi. N. of Dallas

Closest Town: McAlester,
Oklahoma

Access: County Road

Taxes: \$137.53

Topography: Level to
Slightly Sloping.

Improvements: Fencing,
Gates.

Forage: Bermuda, Fescue,
Native Mix.

Capacity: 20-25 Pairs or 50-
60 Stockers.

Water: 2 Ponds, Seasonal
Creek.

Wildlife: Deer, Turkey,
Waterfowl, Native Species.

Utilities: Rural Water and
Electricity at County Road.

Development Potential
Good. County Road Access.

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